



Queensdale Crescent, W11 4JY
Asking Price £425,000

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OF LONDON EST. 1986

Queensdale Crescent, W11

- Modern purpose built garden apartment
- 571 sq ft
- Bright and spacious
- Garden access from reception room and bedroom
- Short walk to Westfield London
- 5 mins walk to Holland Park and Shepherd's Bush Tube Stations

Modern, purpose built garden flat in a superbly located private block near Holland Park and Shepherd's Bush.

This ground floor property is a spacious 571sq ft and comprises: entrance hallway with large storage cupboard, modern bathroom, double bedroom with built-in wardrobe and a bright, airy kitchen/reception area. Both the bedroom and reception area have direct access into the private garden.

Set within a well maintained building, the apartment is a short walk from Shepherd's Bush and Holland Park stations (Central and H&C lines). The shops, bars and restaurants of Holland Park Avenue are within easy reach, as is the park itself. Fives minutes in the other direction, Westfield offers a full range of world class shops and leisure amenities.

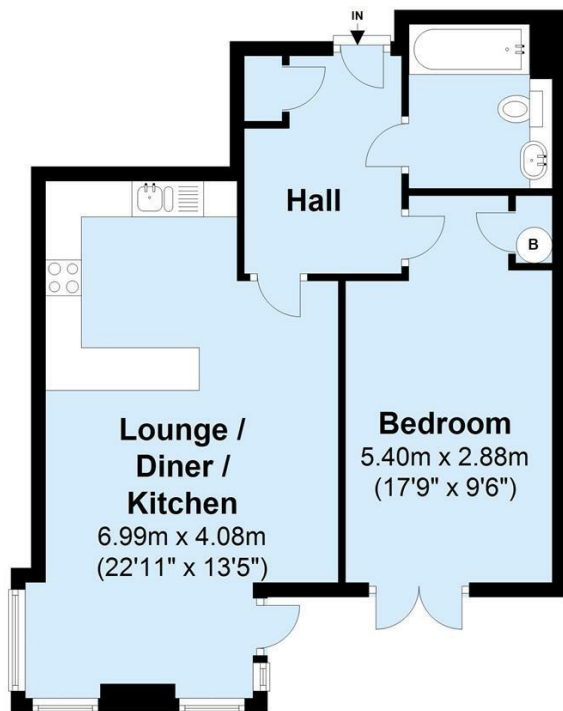
Viewing recommended - internal photos to follow.





Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
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